

**SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$55,876,989

PJ's Size Grouping*: A

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | |
|--|-----------------|-----------------|---------------------------------|-----------------------|------------------------------|----------------|
| | | | | | Group | Overall |
| Program Progress: | | | PJs in State: <u>27</u> | | | |
| % of Funds Committed | <u>96.31</u> % | <u>94.52</u> % | <u>7</u> | <u>94.94</u> % | <u>68</u> | <u>65</u> |
| % of Funds Disbursed | <u>85.15</u> % | <u>83.13</u> % | <u>16</u> | <u>84.35</u> % | <u>47</u> | <u>41</u> |
| Leveraging Ratio for Rental Activities | <u>3.35</u> | <u>4.44</u> | <u>18</u> | <u>4.59</u> | <u>35</u> | <u>41</u> |
| % of Completed Rental Disbursements to All Rental Commitments*** | <u>80.18</u> % | <u>83.34</u> % | <u>21</u> | <u>81.38</u> % | <u>30</u> | <u>24</u> |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | <u>66.05</u> % | <u>65.24</u> % | <u>13</u> | <u>68.05</u> % | <u>46</u> | <u>39</u> |
| Low-Income Benefit: | | | | | | |
| % of 0-50% AMI Renters to All Renters | <u>81.43</u> % | <u>82.73</u> % | <u>20</u> | <u>79.65</u> % | <u>53</u> | <u>43</u> |
| % of 0-30% AMI Renters to All Renters*** | <u>34.48</u> % | <u>44.53</u> % | <u>21</u> | <u>44.76</u> % | <u>26</u> | <u>31</u> |
| Lease-Up: | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | <u>98.57</u> % | <u>95.87</u> % | <u>12</u> | <u>94.31</u> % | <u>61</u> | <u>51</u> |
| Overall Ranking: | | | In State: <u>15</u> / <u>27</u> | Nationally: <u>46</u> | | <u>42</u> |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | |
| Rental Unit | <u>\$28,516</u> | <u>\$26,615</u> | | <u>\$25,245</u> | <u>1,050</u> Units | <u>78.70</u> % |
| Homebuyer Unit | <u>\$28,031</u> | <u>\$16,530</u> | | <u>\$14,395</u> | <u>85</u> Units | <u>6.40</u> % |
| Homeowner-Rehab Unit | <u>\$17,859</u> | <u>\$15,052</u> | | <u>\$20,186</u> | <u>199</u> Units | <u>14.90</u> % |
| TBRA Unit | <u>\$0</u> | <u>\$7,838</u> | | <u>\$3,142</u> | <u>0</u> Units | <u>0.00</u> % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Hudson County Consortium NJ

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$88,612 | \$90,897 | \$19,956 |
| State:* | \$96,875 | \$90,993 | \$17,016 |
| National:** | \$88,539 | \$71,594 | \$22,853 |

CHDO Operating Expenses: 0.2 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 1.11

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|-------------|----------------|----------------|-----------|
| White: | 27.4 | 21.2 | 63.3 | 0.0 |
| Black/African American: | 8.4 | 5.9 | 3.0 | 0.0 |
| Asian: | 0.5 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.1 | 1.2 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 1.3 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 1.6 | 0.0 | 0.5 | 0.0 |

| ETHNICITY: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|-------------------|-------------|----------------|----------------|-----------|
| Hispanic | 60.7 | 71.8 | 33.2 | 0.0 |

| HOUSEHOLD SIZE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------|-------------|----------------|----------------|-----------|
| 1 Person: | 43.3 | 28.2 | 38.2 | 0.0 |
| 2 Persons: | 30.9 | 20.0 | 26.6 | 0.0 |
| 3 Persons: | 15.7 | 23.5 | 14.6 | 0.0 |
| 4 Persons: | 7.3 | 17.6 | 11.1 | 0.0 |
| 5 Persons: | 2.5 | 8.2 | 7.5 | 0.0 |
| 6 Persons: | 0.2 | 2.4 | 2.0 | 0.0 |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 |

| HOUSEHOLD TYPE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------|-------------|----------------|----------------|-----------|
| Single/Non-Elderly: | 18.6 | 32.9 | 11.1 | 0.0 |
| Elderly: | 42.4 | 3.5 | 45.2 | 0.0 |
| Related/Single Parent: | 26.1 | 22.4 | 13.6 | 0.0 |
| Related/Two Parent: | 10.5 | 31.8 | 22.1 | 0.0 |
| Other: | 2.4 | 9.4 | 8.0 | 0.0 |

| SUPPLEMENTAL RENTAL ASSISTANCE: | Rental % | Homebuyer % |
|--|-------------|------------------|
| Section 8: | 23.7 | 1.2 [#] |
| HOME TBRA: | 0.1 | |
| Other: | 5.7 | |
| No Assistance: | 70.5 | |

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Hudson County Consortium State: NJ

Group Rank: 46
(Percentile)

State Rank: 15 / 27 PJs

Overall Rank: 42
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 80.18 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.30% | 66.05 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 81.43 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.50% | 98.57 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.060 | 2.02 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

